

Granville Township Zoning Commission

March 31, 2015, 7:00 p.m.

Public Hearing Concerning Sycamore Ridge PUD

Minutes

Present: Commissioners Judy Preston, and Susan Walker and Chairman Rob Schaadt, and Recording Secretary Betsey Hampton.

Guests: Jim Roberts	59 Grant Street, Newark
Sam Eppley	59 Grant Street, Newark
Keith Wills	105 Springview Court, Granville
Bob Echard	87 Miller Ave, Granville
Bill Corban	P.O. Box 376, Granville
Richard Lighthiser	749 New Burg St., Granville
Ann Lighthiser	749 New Burg St., Granville
John Owens	3920 North St., Granville
Lisa McKivergin	124 S. Main St., Granville
Mike Whitehead	36 N. 2 nd St., Newark
John Hinderer	3789 North St., Granville
Jeff Hussey	Granville Township Fire Chief
Melissa Green	48 Denison Ct., Granville
Jason Freudiger	4038 North St., Granville
Amy Freudiger	4038 North St., Granville

I. Chairman Schaadt opened the Public Hearing concerning the Sycamore Ridge PUD at 7:00 p.m., followed by roll call.

II. Swearing in/ Affirming of Public:

Commissioner Walker swore in members of the public who wished to testify at the Public Hearing.

III. Public Comment:

Chairman Schaadt requested comments be kept to five minutes.

Chairman Schaadt requested the applicants present a brief overview of the proposed PUD.

Keith Wills, Trenmor, 105 Springview Court, Granville, introduced several pieces of information into evidence.

- The application.
- ODOT Entrance Approval Letter, March 19, 2015:- Mr. Wills provided a copy of a letter from the Ohio Department of Transportation (ODOT) approving the primary entrance to the subdivision and approving the secondary entrance for the farm house with submitted information from Mr. Wills' engineering firm, Jobs, Henderson, and Associates.

- ODOT Letter Concerning Turning Lanes: Mr. Wills presented a copy of a letter from ODOT indicating turning lanes for north or south bound traffic were not necessary. Mr. Wills reported ODOT required a traffic study be completed concerning whether a turning lane was needed. Mr. Wills reported the traffic study information was submitted to ODOT and ODOT agreed a turning lane for north or south bound traffic were not required.
- Licking County Health Department Letter Concerning Soil Analysis, March 23, 2015: Mr. Wills presented a letter from the Licking County Health Department dated March 23, 2015, indicating approval for septic systems and water wells. Mr. Wills reported Trenmor was required to submit for approval for the septic systems and water wells to the Licking County Health Department Board. Intensive soil analysis by a certified soil analyzer was required. Soil testing was required in two locations for each lot.
- Ohio Department of Natural Resources Letter Concerning Ground Water Supply: Mr. Wills presented a copy of a letter from the Ohio Department of Natural Resources (ODNR) with their analysis of the ground water supply for the wells for each of the lots. Mr. Wills reported ODNR completed their analysis and their conclusion is there is sufficient water for water wells for each lot.
- Licking County Planning Commission Variance Approvals March 24, 2015: Mr. Wills reported the Licking County Planning Commission (LCPC) controlled much of the proposed subdivision's road design. Mr. Wills reported Trenmor requested a variance regarding the 1,500 ft. maximum block length and was granted approval for a slightly longer block length. Mr. Wills reported another Licking County subdivision regulation is for subdivisions to connect to other properties which may potentially be developed in the future. Mr. Wills reported the LCPC ruled that for the west side, due to the open space and stream area, it is not necessary to extend a road that way and the property to the north is too severely sloped to be developed. Mr. Willis reported a variance was requested not to have a road extension to possibly connect to property at the south. Mr. Wills reported LCPC heard Trenmor's reasoning and due to the home's location and the potential wetland area granted the variance. Also submitted with the variance approvals was an alternate plan showing a connector road extending south which the LCPC stated was not needed.
- Letter from Lender March 17, 2015: Mr. Wills provided an updated letter from their lender indicating Trenmor's ability to purchase and develop the property.
- Restrictions and Home Owner's Association documents. Mr. Wills reported a draft of this information was previously submitted and the Zoning Commission had questions about the square footage of the homes and home types. Mr. Wills reported the restrictions were changed to and bi-level homes were removed.
- Mr. Wills presented an updated plan, a copy of which had previously been given to Zoning Inspector and Compliance Officer Binckley.

Mr. Wills reviewed a map of the proposed subdivision and discussed the layout of the proposed subdivision and the plans for the existing home. Mr. Wills discussed in part the proposed subdivision will include 12 lots, with open space to the north, west, and south. Mr. Wills discussed the perimeter of the subdivision is open space. Mr. Wills reported concerning the lot sizes, location of the homes, and stated the prices of the homes will be between \$500,000 to \$650,000.

Mr. Wills went over Granville Township Zoning Resolution, Section 912.9, and highlighted ways in which he thought the proposed PUD met the criteria the Township requires for a PUD.

Chairman Schaadt questioned whether the home sites were absolute home sites or recommended home sites. Mr. Wills reported his company plans to be the builder, but commented things could change. Mr. Wills discussed clustering of the homes and stated most of the septic systems have to be located to the rear of the homes.

Mr. Wills stated there currently is a second entrance on the property which is used by farm equipment and is located where it is dangerous to pull out onto SR 661. Mr. Wills stated due to the development, there will not be any farming and therefore that entrance will not exist and there will not be farm equipment pulling onto SR 661. Mr. Wills reported they are also removing any bus stop on SR661 on the property and the bus stops will be in the subdivision. Mr. Wills reported there is an existing gas well on the property which is leaking gas which serves the farmhouse and will be plugged as it is a nuisance.

Mr. Wills discussed the property can be developed by either a PUD, or in five acre lots. Mr. Wills discussed by having a PUD, the homes are clustered and the woodlands are not disturbed. Mr. Wills discussed if homes are built on 5 acre lots, they may be built as close as 50 ft from the property lines.

Mr. Wills reported the use is compatible with the surrounding properties which are agricultural and residential and stated there are adequate public services. Mr. Wills stated the proposed PUD does not create traffic hazard on existing roads and stated 12 homes will not generate much additional traffic for SR 661.

Sam Eppley, Jobs-Henderson, discussed the analysis he completed on the road intersection and stated no turning lanes were required. Mr. Eppley reported the Township Zoning Commission previously expressed concern for the proposed roadway access to SR 661 for school busses. Mr. Eppley reported a profile was done concerning what will be seen when looking left and right to turn onto SR 661. Mr. Eppley presented and explained a chart concerning this issue. Mr. Eppley reported the entrance will be at the top of a knoll. Mr. Eppley explained the sight distance requirements. Mr. Eppley reported the analysis was done with a single unit truck, which is similar to a school bus, and approximated the speed limit for traffic at 70 mph, which is above the 55 mph posted speed limit. 978 feet of sight distance is required for a single unit truck to enter SR 661. Mr. Eppley reported at the proposed location, there is least 1,000 feet of sight distance looking both left and right. The 1,000 feet of sight distance is also over 400 feet longer than what is required for traffic traveling at the posted 55 mph.

Mr. Eppley reported another concern the Granville Township Zoning Commission had concerned the number of crashes at this location. Mr. Eppley reported they went to the ODOT website and retrieved crash data from this roadway. Mr. Eppley reported from 2012, until 2015, on SR 661

between Cambria Mill and Dry Cry Road, there were 6 accidents. Mr. Eppley reported all the accidents were animal related, there were no fatalities, and there were no vehicle to vehicle wrecks.

Mr. Eppley reported the Granville Township Zoning Commission was also concerned whether there was a need for turn lanes at the proposed entrance to the subdivision. Mr. Eppley reported a traffic impact study was completed which found no turn lanes were required. Mr. Eppley reported some of the numbers did not even register on the charts and graphs used to determine if there is a need for turn lanes.

Mr. Eppley reported there will be less run off due to storm water than there currently is with the existing field. Mr. Eppley commented this is due to the grass areas which will be added. Mr. Eppley reported the development has to deal with water quality from the roadway.

Chairman Schaadt questioned the sight distance and Mr. Eppley clarified the sight distance required for a school bus is 978 feet when traffic is traveling at 70 mph. The proposed location has over 1,000 feet when turning left or right. It was clarified that turning right, 780 feet is required.

Chairman Schaadt invited Granville Fire Chief Jeff Hussey to speak. Chief Hussey reported he did not have anything significant to add. Chief Hussey reported he does not know of anything significant regarding the crash history at the proposed location but commented SR 661 is a busy roadway. Chief Hussey reported there is nothing overly alarming from a public safety standpoint. Chief Hussey reported the cul-de-sac design is fine for the safety equipment. Chief Hussey reported he did not have any fire protection or emergency services concerns.

John Hinderer 3789 North St., Granville, reported he was not notified of the meeting. Mr. Hinderer stated he did not get a letter and the address listed for him in the PUD application has a different address for his address. Mr. Hinderer reported he was not as prepared as he would like to be but did bring some material to present. Mr. Hinderer presented pictures of the proposed subdivision entrance and discussed his concerns. Mr. Hinderer stated he would like to make sure his address is correct so he will be notified of any other meetings. Mr. Hinderer stated he just happened to find out about the meeting. Mr. Hinderer commented about safety and stated there was a death at Cambria Mill and his property two years ago. Mr. Hinderer stated the reason is it isn't a flat space, it is a rolling hilling piece of road. Mr. Hinderer further discussed this issue and referenced his pictures, visual materials, height of the hills, the existing driveway and home, current zoning of the property, location of the existing home's relocated driveway, the temporary construction entrance, and the time it takes a vehicle to travel a 919 feet. Mr. Hinderer stated a vehicle traveling 55 mph goes 80 feet per second. Mr. Hinderer stated it takes a vehicle traveling 55 mph 11 seconds to travel 919 feet. Mr. Hinderer stated pulling out anywhere on the property will be less than 11 seconds. Mr. Hinderer further discussed this issue. Mr. Hinderer stated 11 seconds for 900 feet isn't very fast. Mr. Hinderer stated there is no, good clear view.

Mr. Hinderer discussed he is concerned if the traffic plan was done was it done by District 5 and questioned if they came out. Mr. Wills responded District 5 did the study and it was completed by Brian Bosch.

Mr. Hinderer commented he is also concerned about drainage. Mr. Hinderer stated he looked at the plan and it states potential wetlands, potential stream. Mr. Hinderer stated he does not want any of

that on his property. Mr. Hinderer further discussed his concerns and questioned if there would be a drain to take the septic water, and rain water away from his property.

Chairman Schaadt commented where it states potential wetland references there may already be a wetland on the site. Mr. Hinderer stated it is not a wetland and there is not a cattail anywhere, which he thinks defines a wetland.

Jim Roberts, Jobes, Henderson, and Associates, reported the LCPC asked for a connector road. Mr. Roberts stated they reported to LCPC there is already one wetland shown on the national wetland bank, and according to aerial photography there appears to be a bigger area which is wetland. The potential wetland was mapped to discuss with LCPC why a connector road should not be added which would run into a wetland on an adjacent property. Mr. Roberts commented Jobes, Henderson, and Associates has not stepped foot on Mr. Hinderer's property and does not know if this is a factual situation, they presented a map showing a pond, stream, etc. and questioned why a connector road would be needed to property which may have a wetland.

Mr. Hinderer further discussed his concerns with septic and water runoff and stated his property is 30 ft lower than the proposed subdivision. Mr. Hinderer stated there needs to be a plan for a drainage system to take the water away from his property.

Mr. Hinderer further discussed his road safety concerns.

Mr. Hinderer discussed the proposed subdivision is being put in the middle of a rural community and stated he did not think the proposed subdivision will maintain the rural character of the community. Mr. Hinderer questioned the location of proposed walkways and what they will look like.

Mr. Hinderer requested the Zoning Commission use his or another neighbor's drive and pull in and out onto SR661 to see what happens. Mr. Hinderer stated he is a business person and is not anti-business, but the proposed subdivision is not in the best interests of the community he wants to live in.

Chairman Schaadt questioned whether Mr. Hinderer would like 10 days more to prepare. Mr. Hinderer stated he would and Chairman Schaadt stated this would be taken into consideration.

Mike Whitehead, 36 N. 2nd St., Newark, reported he was speaking on behalf of Mr. Hinderer. Mr. Whitehead reported he received notice and was aware of when the application was filed. Mr. Whitehead reported he and his partner were waiting for Mr. Hinderer to call after he received notice. Mr. Whitehead reported on Friday of the previous week, he called Mr. Hinderer. They then looked at the application. Mr. Whitehead stated notice is an important thing. Mr. Whitehead reported Mr. Hinderer got someone to come to the property, took pictures, and got as prepared as he could. Mr. Whitehead reported Mr. Hinderer was going to do his own traffic study. Mr. Whitehead stated it is clear homeowners within 500 feet be given notice.

Commissioner Walker reported the Zoning Commission agreed to give Mr. Hinderer 10 days' notice and it will be discussed at the end of the meeting.

Mr. Whitehead discussed traffic, a dip in the road, line of sight, and the topography shown in contour maps. Mr. Whitehead reported Mr. Hinderer received a letter the past Friday after the postman put the correct address on it, and if the development is approved, Mr. Hinderer would like to discuss a fence and repairing the existing fence line.

Mr. Whitehead reported he looked to see who the developer is and reported the developer is not registered with the Secretary of State as a corporation. Mr. Whitehead reported their primary concern is notice and traffic with a request to look at the traffic in greater detail.

John Owens, 3920 North St., Granville, reported he attended the first meeting where Mr. Wills talked about keeping lots small- 1.5 to 2.1 acres. Mr. Owens reported he sees a disadvantage to small lots as one of the items referenced was there would be no way to have animals. Mr. Owens reported he is the father of a former 4-H president. Mr. Owens discussed the spirit and community of the area. Mr. Owens reported he has a brother-in-law who is in a similar situation in an area in Charlotte, North Carolina. Mr. Owens reported his brother-in-law was in a subdivision with space about it which was supposed to be used for horses, but over time, the open area allowed for intrusions such as breaking and entering, and there were disagreements whether to allow 4 wheelers, etc. in the open space. Mr. Owens commented it should be questioned what is being done here by dropping something in four miles north of the Village which doesn't exist elsewhere. Mr. Owens questioned whether 4-wheelers will be allowed, what are the restrictions, who will be using the open space, etc. and stated he sees it as a security issue. Mr. Owens stated he does not think it is a good plan.

Mr. Owens discussed the traffic and reported there are often times when a car is slowing down to turn right that the cars behind go left of center and pass. Mr. Owens questioned how the traffic studies reflect this tendency. Mr. Owens commented this is sold land which will not be a part of the Owens' farm. Mr. Owens discussed the history of the land and the Owens family.

Mr. Owens commented if the land is developed in five acre lots, he and Mr. Hinderer could communicate with owners who live close to them and develop a neighbor relationship. Mr. Owens further discussed his concerns with the open space perimeter.

Chairman Schaadt reported the intent was to provide a buffer and border for the neighboring properties. Chairman Schaadt commented the intent is not for improved pathways and there will be restrictions for the open space.

Mr. Owens further discussed traffic and commented there are times when the traffic is really moving and when there is a great deal of motorcycle and various other vehicles including farm equipment.

Lisa McKivergin, 124 S. Main St., Granville, discussed the septic systems and stated the homes will be close to the road with the septic systems behind. Ms. McKivergin questioned if the property was developed into five acre lots and the buildings were within 50 feet of the property line, how would the septic systems be approved as they would have to go uphill. Ms. McKivergin commented she owned property on the corner of Chatham and SR 661, and the dips in the road scared her and it is a dangerous road.

Mr. Whitehead questioned how long a traffic study takes and stated he did not know if 10 days would provide enough time to have their own independent traffic study.

Jason Freudiger, 4038 North Street, Granville, commented on traffic and stated there is not good sight distance at his drive and when he pulls out he looks both ways but often does not see a car on the north bound side until it comes over the hill. Mr. Freudiger commented he did not know how it would work for a school bus trying to pull out. Mr. Freudiger commented SR 661 is a major route to Mount Vernon and is travelled by semi-trucks, motorcycles, etc. and 55 mph is slow compared to how fast traffic actually travels. Mr. Freudiger further discussed the traffic and sight lines.

Mr. Wills responded to comments and questions. Mr. Wills discussed one of the most dangerous locations for an entrance onto SR 661 is where the current farm equipment entrance is located and this will be eliminated. Mr. Wills discussed the issue with school busses and stated the location has been approved by ODOT for two entrances which would be two school bus stops on SR 661 which would be eliminated with approval of the proposed subdivision. The school bus will have to turn in and out, but will not stop on SR661. Mr. Wills further discussed sight distance and the location of the proposed entrance.

Mr. Wills reported the development is not creating a new wetland and further discussed this issue. Mr. Wills reported Article 6 requires a detailed analysis concerning runoff, drainage, etc.

Mr. Wills reported in the restrictive covenants for the homeowners' association, there will not be motorized vehicles in the open space. Mr. Wills stated there will not be any designed paths, it will be left in its natural state.

Chairman Schaadt questioned if the rear corners for each lots will be marked so a homeowner will not mow over the open space. Mr. Wills reported the surveyors will put iron pins to mark the property lines. Chairman Schaadt questioned if Licking County requires it be posted. Mr. Wills reported Licking County's open space requirements are different than the Township's. Mr. Wills stated this open space does not qualify for Licking County's open space requirements and further discussed this issue. Mr. Wills reported he has built other homes in area with open space and this has not been an issue.

Mr. Wills discussed septic systems and stated they can go uphill with a pump system. Mr. Wills reported one lot was approved for a septic system to go uphill. Commissioner Preston requested Mr. Wills discuss discharge from the septic systems. Mr. Wills discussed septic systems and stated each lot has had soil and leeching field systems approved. The waste goes to a holding tank into a leech field and there will not be any discharge.

Mr. Hinderer discussed water already draining from the property. Mr. Wills stated septic systems are highly regulated in Ohio and discussed the testing process.

Mr. Will reported the development company is registered with the State of Ohio and he will present proof of registration.

The drainage for the property was discussed. Jobes, Henderson, and Associates, reported grass will retain water more than crops will and there will be less run off to Mr. Hinderer's property due to the grass and that the roadway will guide the water to the detention basin. The location and the grade of the proposed road was discussed. Mr. Hinderer questioned where the run off from the roofs would go. Mr. Wills stated some of the roof runoff would go to the street and some to the rear of the properties. Mr. Hinderer stated roofs absorb less runoff than crops.

There was further discussion concerning drainage. Mr. Epperly reported Article 6 for the county deals with this issue. Mr. Epperly reported the Licking County Engineer looks at all the plans to ensure more water is not being drained off the site before the property is developed.

Mr. Hinderer commented he would prefer the subdivision to have five acre lots. Chairman Schaadt commented a subdivision with five acre lots is not being reviewed and has not been presented.

Mr. Roberts further discussed the grade of the roadway and sight distance as it pertains to the roadway. Mr. Roberts reported ODOT has information from numerous studies and looks at height of drivers, headlight paths, how quickly a car can react, sight distance, etc. and stated all the various factors are accounted for in ODOT's studies. Mr. Roberts stated they have attempted to optimize the best location for the proposed entrance and there is good sight distance for both sides. There was further discussion.

Mr. Robert stated the question concerning a vehicle bypassing an existing car is a legitimate question and they are not always regulate for driver error but do the best they can. Mr. Roberts stated studies have shown right hand turn lanes installed where it is not warranted results in the vehicle behind the turning car accelerating and the vehicle turning out of a subdivision has a more difficult time and the right turn lanes hamper safety rather than help safety.

Mr. Roberts commented ODOT has approved the plan and Licking County Engineer Bill Lozier stated the proposed entrance location is as good as they can get for the property.

Mr. Roberts reported even with rooftops, the grass and created ditches will create lower runoff from the property. The developers will define some of the water paths. Mr. Roberts stated grass will have less runoff. Mr. Roberts reported the county regulations are very protective for neighbors.

Bob Echard, 87 Miller Ave, Granville, stated he is the attorney for Mr. Wills and was a Granville Township Zoning Commission member when the PUD overlay was added to the Township Zoning Resolution. Mr. Echard reported the overlay section was drafted as an alternative to encourage development and to provide open space. Mr. Echard reported there was a lot of input when the regulations were drafted. Mr. Echard commented people did not want general five acre lots to mow. They like to be in the country, but prefer smaller lots easier to maintain and lower density. Mr. Echard commented Mr. Wills could develop the property as five acre lots but the Township would then have no input concerning the subdivision.

Ms. McKivergen questioned the sight distance requirement for a sports vehicle. Mr. Epperly reported they used a height of 3 ½ feet and the speed to get out on the road for a school bus. 978 feet was required for entering traffic going 70 mph.

William Corbin, PO Box 376 Granville, Ohio stated he is a principle in the company which owns the property west of the proposed subdivision and questioned drainage. This question was answered by demonstrating the water flow on the maps of the property. There was further discussion concerning home size, garage size, square footage of roofs, possible sheds. Jobs, Henderson, and Associates stated the drainage calculations assume the maximum possible per lots. New sheds, etc. have already been accounted for.

Mr. Hinderer stated Charlie Manning was killed on SR661, and three years ago, a young man was killed in front of his property. There was further discussion concerning SR 661. Mr. Hinderer

questioned providing a drain system to make sure drainage problems do not happen. Mr. Hinderer commented there is a dry creek which flows north.

Mr. Hinderer stated he wanted to discuss the fence issue with Mr. Wills and stated he wants a significant fence put up and is aware they will share the cost. Chairman Schaadt commented he is not sure the Granville Zoning Commission has any jurisdiction regarding the fence. There was further discussion regarding the fence.

Mr. Wills commented if the water is diverted it will divert the water from Mr. Hinderer's pond. Mr. Hinderer stated he would be okay as he has a well and does not want the water. Mr. Hinderer stated he has been repairing the damage all spring and has been trying to divert the water by moving dirt, etc. Mr. Hinderer stated the property is higher than his property and this is what happens.

Mr. Owens questioned if there was an exclusive realtor. Mr. Wills reported there is not a formal agreement for any agent.

Chairman Schaadt questioned if Mr. Hinderer was available on April 13, 2015, for a re-convened meeting. Mr. Hinderer reported he was available.

Chairman Schaadt made a motion to suspend the Public Hearing due to lack of notification for neighbor John Hinderer, and reconvene on Monday, April 13, 2015, at 7:00 p.m. at the Granville Township Building. Commissioner Preston seconded and the motion was approved.

The meeting was suspended at 8:42 p.m.